068.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,000 / 768,000
					USE VALUE:	768,000 / 768,000
					ASSESSED:	768,000 / 768,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SUMMER ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTCZAK CHRISTOPHE & AMY M
Owner 2:	
Owner 3:	
Street 1:	6 SUMMER ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOMIA LLC -
Owner 2:	-
Street 1:	4 LILLIAN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,887 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 1687 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2887.000	413,400		354,600	768,000
Total Card	0.066	413,400		354,600	768,000
Total Parcel	0.066	413,400		354,600	768,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.25 | /Parcel: 455.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43287
GIS Ref	
GIS Ref	
Insp Date	05/27/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,100	0	2,887.	354,600	752,700	752,700	Year End Roll	12/18/2019
2019	101	FV	319,800	0	2,887.	354,600	674,400	674,400	Year End Roll	1/3/2019
2018	101	FV	319,800	0	2,887.	238,100	557,900	557,900	Year End Roll	12/20/2017
2017	101	FV	319,800	0	2,887.	228,000	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	319,800	0	2,887.	207,700	527,500	527,500	Year End	1/4/2016
2015	101	FV	274,900	0	2,887.	167,200	442,100	442,100	Year End Roll	12/11/2014
2014	101	FV	183,900	0	2,887.	149,400	333,300	333,300	Year End Roll	12/16/2013
2013	101	FV	183,900	0	2,887.	141,900	325,800	325,800		12/13/2012

!5845!

PRINT

Date	Time
12/10/20	20:40:49

LAST REV

Date	Time
09/23/20	10:10:41
apro	
5845	

USER DEFINED

Prior Id # 1:	43287
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOMIA LLC,	63179-297		1/15/2014		549,000	No	No		
SPENCER PAULIN	62513-159		8/23/2013	Change>Sale	230,000	No	No		
SPENCER PAMELA/	47584-102		8/7/2006	Family	1	No	No		
SPENCER WILLIAM	32634-534		3/27/2001	Family	1	No	No		
	12809-703		6/16/1975		25,750	No	No		Chester S Spencer dod 10/25/1945

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	646	Redo Bas	111,900	O				
11/7/2014	1516	Manual	2,251					Install attic insu
8/1/2014	936	Insulate	2,000		8/1/2014			Air sealing and in
10/2/2013	1464	Redo Kit	35,000	C				
8/26/2013	1283	Manual	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2014	Info Fm Prmt	PC	PHIL C
5/5/2014	External Ins	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
2/26/2014	Info Fm Prmt	EMK	Ellen K
5/27/2009	Measured	189	PATRIOT
11/3/2000	Hearing Chag	264	PATRIOT
1/10/2000	Meas/Inspect	277	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2887		Sq. Ft.	Site		0	70.	1.75	11									354,628						354,600	

Total AC/HA:	0.06628	Total SF/SM:	2887	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	354,628	Spl Credit		Total:	354,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	DARK GREEN		
View / Desir:	D - AVGD		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.04489553
Adj $ / SQ:	183.379
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433376
Depreciation:	19935
Depreciated Total:	413441

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

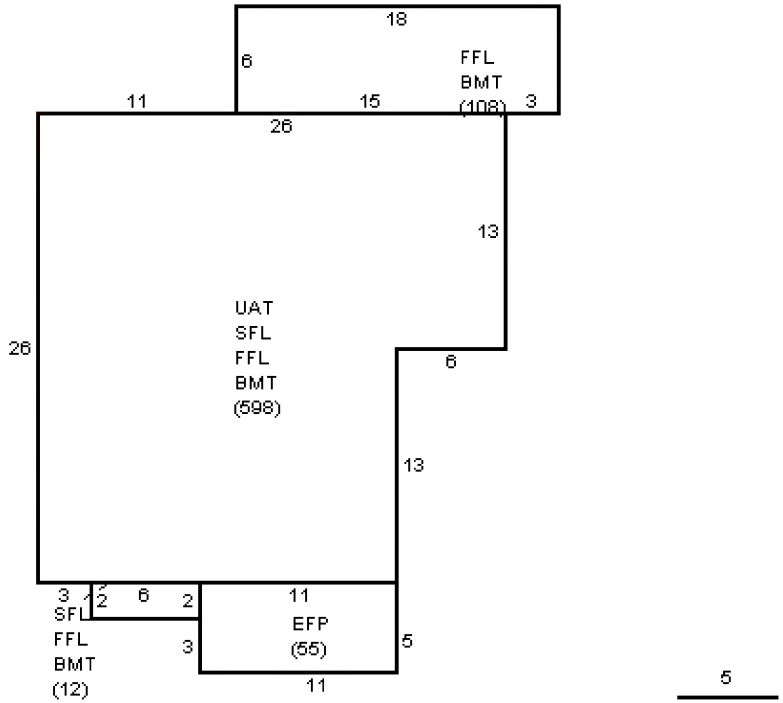
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	201.72
Special Features:	0	Val/Su Net:	183.65
Final Total:	413400	Val/Su SzAd	311.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	718	75.640	54,312
FFL	First Floor	718	183.380	131,666
SFL	Second Floor	610	183.380	111,861
UAT	Upper Attic	150	73.350	10,966
EFP	Enclos Porch	55	75.860	4,172

Net Sketched Area:	2,251	Total:	312,977
Size Ad	1328	Gross Are	2699	FinArea	1687
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	F	FR	1965	0.00	T	50	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc